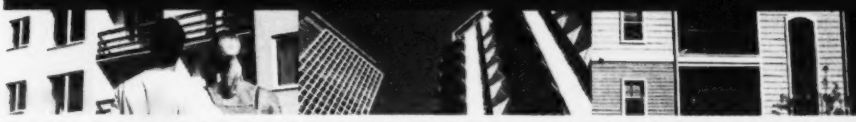
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Edmonton CMA



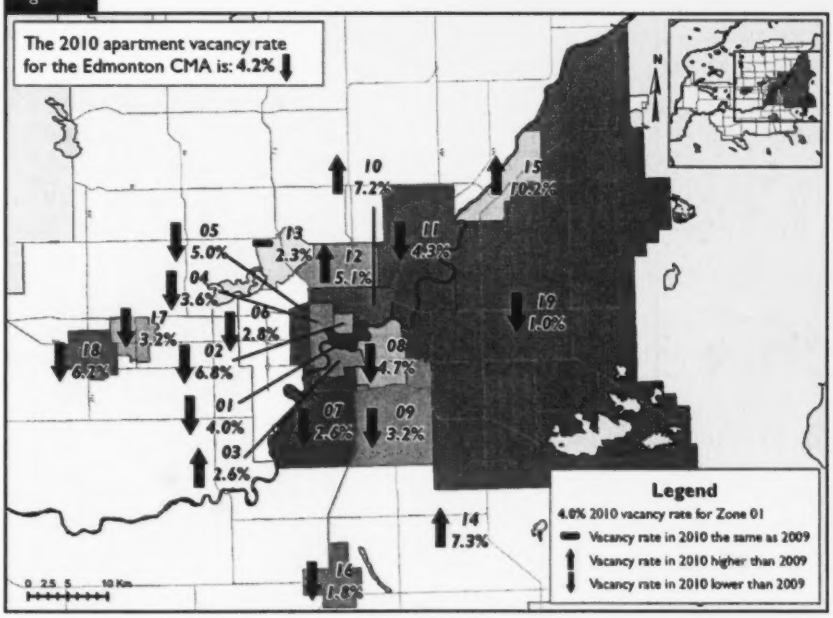
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) decreased to 4.2 per cent in October 2010 from 4.5 per cent in October 2009.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Edmonton CMA was $1,015 this October, unchanged from October 2009.
- In rental structures common to both surveys, the year-over-year change in the average rent for a two-bedroom apartment unit this October was not statistically different from zero.[1]

Figure 1



[1] Please refer to technical note, page 36

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Edmonton Rental Market Survey

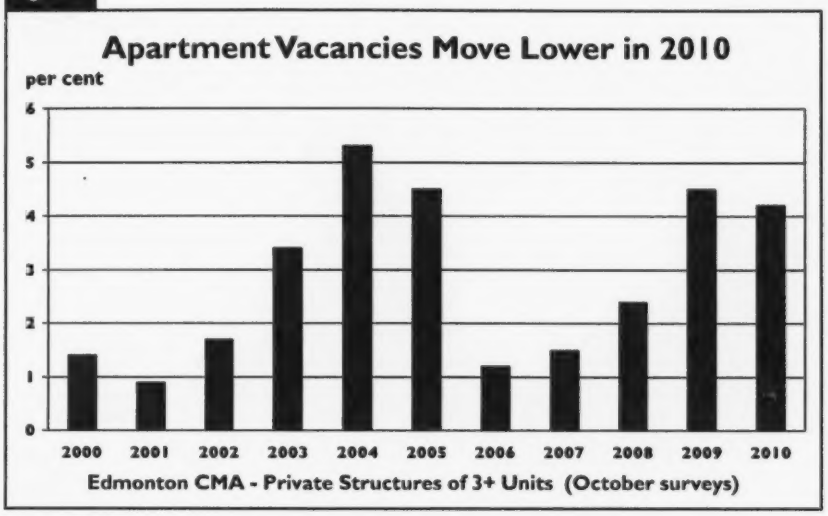
Apartment Vacancies Edge Downward in 2010

Following three years of consecutive increases, Edmonton's October apartment vacancy rate edged downward in 2010. The apartment vacancy rate across the Edmonton Census Metropolitan Area (CMA) decreased to 4.2 per cent in October 2010 from 4.5 per cent in October 2009. The reduction in vacancies in the Capital region has been modest in the past year due to continued high unemployment, relatively low levels of provincial net migration, and competition from investor-owned condominium units in the secondary rental market.

While apartment vacancy rates averaged above four per cent in 2010, rent levels have remained relatively stable. In October 2010, an average two-bedroom apartment rented for $1,015, unchanged from a year prior. On a same-sample basis, which removes the impact of new units not surveyed in the previous year and other units that have been removed in the current year, the average rent for a two-bedroom apartment this fall was not statistically different from this time last year.

CMHC's October 2010 rental market survey (RMS) of privately-owned rental structures in Metro Edmonton found 2,446 vacant units out of a total universe of 58,557 rental apartments. This compares with 2,643 vacant suites out of 59,040 apartment units in October 2009. The universe of purpose built rental apartments decreased by 483 units or 0.8 per cent between the two October surveys. This follows a decline of 333 units (-0.6 per cent) between the October 2008 and 2009 surveys. The change in the number of units in the universe is impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey were either vacant and for sale, demolished, boarded up, or converted to other uses.

Figure 2



Source: CMHC

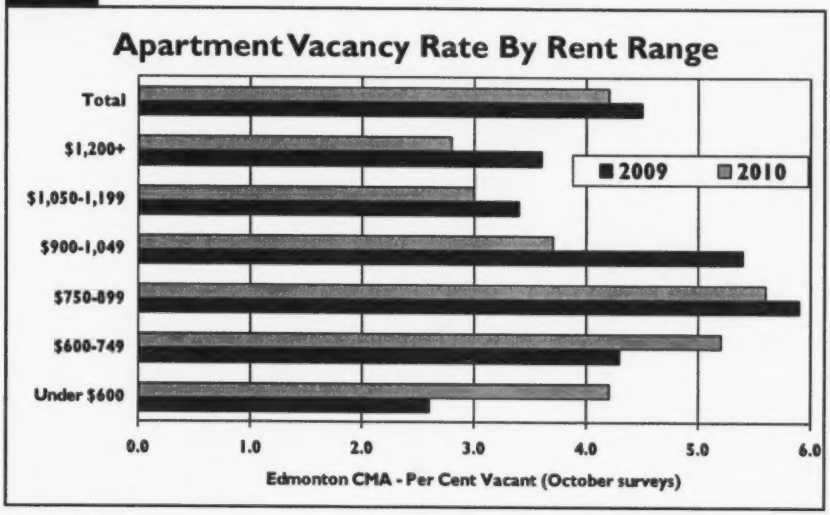
During the period October 2009 to September 2010, there were 503 rental unit completions throughout Metro, compared with 352 completions during the previous 12-month period. Despite these additions, Edmonton's apartment rental universe moved lower due to a higher number of removals. The number of row and apartment rental units removed from the CMHC rental universe in the past year due to condominium conversion totalled 746 units. This compared with 1,077 units removed between October 2008 and October 2009.

Table 1.1.1 shows vacancy rates by survey zone and unit type. Bachelor suites were the only unit type to experience an increase in vacancies, up 1.1 percentage points to 4.5 per cent. Units with three-or-more bedrooms experienced the largest decrease, down by 0.9 percentage points to 3.7 per cent.

The area with the lowest vacancy rate this fall was Zone 19 (Strathcona County) at one per cent, followed by Zone 16 (Leduc) at 1.8 per cent. The largest year-over-year decrease in vacancies occurred in Zone 11 (North East), dropping 2.2 percentage points. The highest vacancy rate, at 10.2 per cent, was found in Zone 15 (Ft. Saskatchewan) followed by Zone 10 (North Central) at 7.2 per cent and

Note to Readers: The 2010 edition of the Edmonton Rental Market Report features new geographies designed to provide better coverage of areas within the former Zone 14 (Other Centres). Please refer to page 10 for the RMS zone descriptions for the Edmonton CMA.

Figure 3



Source: CMHC

Zone 2 (Hudson Bay Reserve) at 6.8 per cent. Zone 15 also reported the largest increase in vacancies, up 9.6 percentage points.

Table 1.4 and Figure 3 provide a break-out of apartment vacancy rates by rent range. Vacancies in October 2010 were highest, at 5.6 per cent, for units renting between $750 and $899 per month. This category also had the highest rate of vacancy in 2009. Units priced over $1,200 per month reported the lowest vacancy rate at 2.8 per cent. Units renting between $900 and $1,049 per month experienced the largest decrease in vacancies, down by 1.7 percentage points. Units renting for under $600 reported the largest increases in vacancies, up 1.6 percentage points.

Availability Rates Move Lower

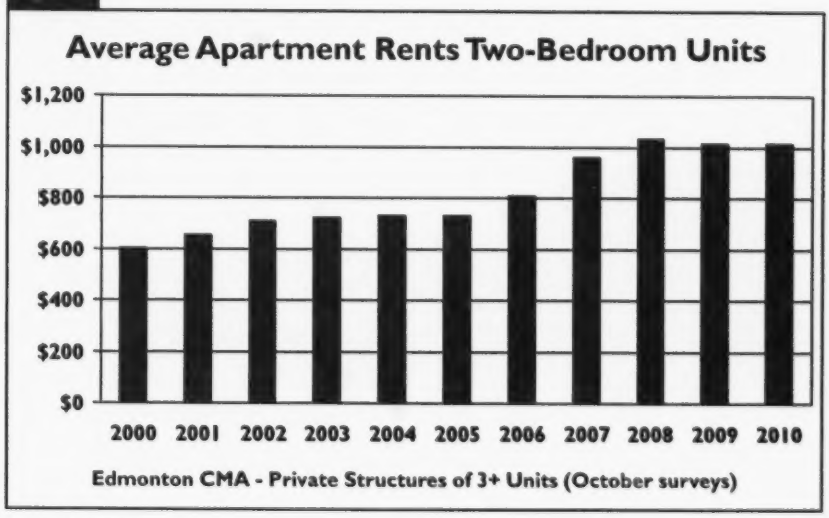
The availability rate (Table 1.1.4) for apartments decreased across the Edmonton region to 5.3 per cent in the October 2010 survey, compared with 5.6 per cent in 2009. The availability rate was highest in Zone 15 (11.2 per cent) and Zone 2 (8.6 per cent) and lowest in Zone 16 (2.2 per cent) and Zone 13 (2.9 per cent). The largest increase in availability occurred in Zone 15, up by 10.6 percentage points whereas the biggest decrease, at 2.4 percentage points, occurred in Zone 17 (Spruce Grove). (See definitions on page 38 for the difference between vacancy and availability.)

Apartment Rents Steady

While vacancies remain above the four per cent level for most unit types and a number of landlords across the region are still offering incentives, typical rent levels have remained largely unchanged this fall compared with October 2009 levels. Following an average $14 per month decrease year-over-year recorded in the October 2009 survey, the average apartment rent for all unit types across Metro increased this year by one dollar per month to $917 in October 2010 (see Table 1.1.2). The average one-bedroom apartment rent increased by two dollars per month year-over-year to $843, while a typical two-bedroom apartment rented for $1,015 this fall, unchanged from a year prior.

Table 1.1.5 provides a measurement of percentage change for average apartment rents on a same-sample basis. These figures remove the impact of new units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition. For

Figure 4



Source: CMHC

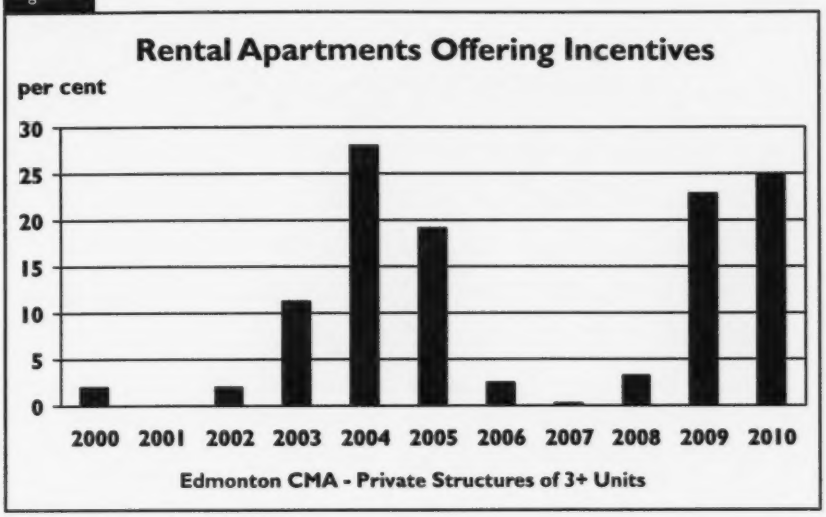
all apartments, same-sample rents in existing units increased by 0.4 per cent between October 2009 and October 2010. This compares with a 0.5 per cent decrease from October 2008 to October 2009.

Table 1.1.2 shows average apartment rents by bedroom type and survey zone. The district showing the highest overall average rent was Zone 19 ($1,062), followed by Zones 7 and 13 (both at $1,004). The lowest rent levels in our survey were recorded in Zones 2 ($777) and 10 ($787). These older inner-city areas have typically reported the lowest rents in Edmonton. On a same-sample basis, rent increases were highest in Zones 16 and 7, up year-over-year by 3.2 and 3.1 per cent, respectively. The biggest decrease in same-sample rents occurred in Zone 13, where rents declined by 3.0 per cent.

Incentives Remain in Place

With apartment vacancies remaining above the four per cent level this fall, many landlords continue to offer incentives to tenants to bolster occupancy rates and reduce turnovers. Typical incentives range from a month's free rent or two-year leases (with locked in rents) to extra appliances, free cable TV, parking or high-speed internet. As shown in Figure 5, the share of structures offering incentives increased to 24.9 per cent this October, up two percentage points from October 2009. This represents the highest level since October 2004, when 28 per cent of structures surveyed offered incentives. With vacancies expected to decrease below four per cent next year, the proportion of buildings offering incentives should also decline.

Figure 5



Source: CMHC

Row Vacancy Rates Move Lower

The vacancy rate for Metro's townhouse rentals decreased to 3.5 per cent in October 2010 from an average of four per cent in October 2009. As shown in Table 2.1.3, this year's survey found 283 vacant row units out of a universe of 8,073 townhomes. This compares with 326 vacant row units within a universe of 8,166 townhouses in the 2009 survey. The row universe declined in the past year by 93 units or 1.1 per cent. By comparison, the townhouse universe between the 2008 and 2009 surveys decreased by 188 units (2.3 per cent), largely due to condominium conversion.

Row vacancies were highest in Zone 15 (Ft. Saskatchewan) at 15.8 per cent. This area also witnessed the largest year-over-year increase at 11.6 percentage points. Zone 1 reported the largest decrease in vacancies, falling by 9.3 percentage points, countering a similar increase reported a year prior. However, as we noted in last year's report, this zone has a relatively small row universe and is prone to volatility.

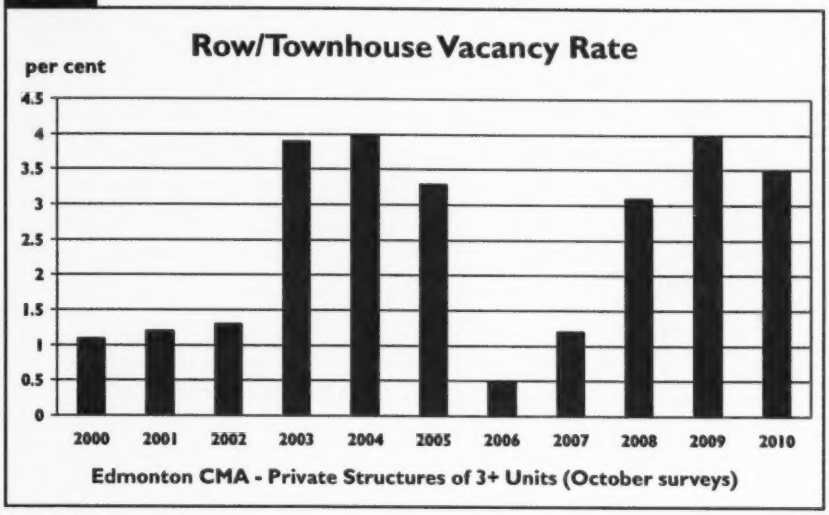
St. Albert (Zone 13) had the lowest reported townhouse vacancy rate this fall at zero per cent.

The availability rate for Greater Edmonton's row units decreased to 4.6 per cent this fall compared with 5.2 per cent last October (Table 2.1.4.).

Row Rents Increase

Decreasing vacancies in the past year have produced an upward movement in townhouse rental rates. The average rent for all row units increased by $46 per month since October 2009 to $1,127. This follows a decline of $56 per month between the 2008 and 2009 surveys. On a same-sample basis (Table 2.1.5), townhouse rents across the region rose year-over-year by five per cent, following a 4.7 per cent decrease in the previous survey. The

Figure 6



Source: CMHC

largest gains in 2010 were reported in Zone 7 (South West), where rents in units common to both surveys increased on average by six per cent.

Rental Market Outlook

Following the reductions observed in the second half of 2010, apartment vacancy rates across Greater Edmonton will see further declines next year as the economy continues to improve. A growing economy will help to reduce unemployment and encourage more newcomers to the region. While home ownership will also become more attractive in 2011, the rental market will nonetheless experience a net gain in demand next year helping vacancy rates to tighten further. Condominium completions will see some moderation over the forecast period and this will reduce the new supply of investor-owned units available in the secondary rental market.

With apartment vacancies trending downward, rental rates should start firming in the months ahead. With vacancies expected to drop to around 3.5 per cent by the fall of 2011, a typical two-bedroom unit will rent for close to $1,035, representing a $20 per month average increase over the current year. CMHC also expects fewer buildings to be offering incentives in 2011 as occupancy levels improve.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

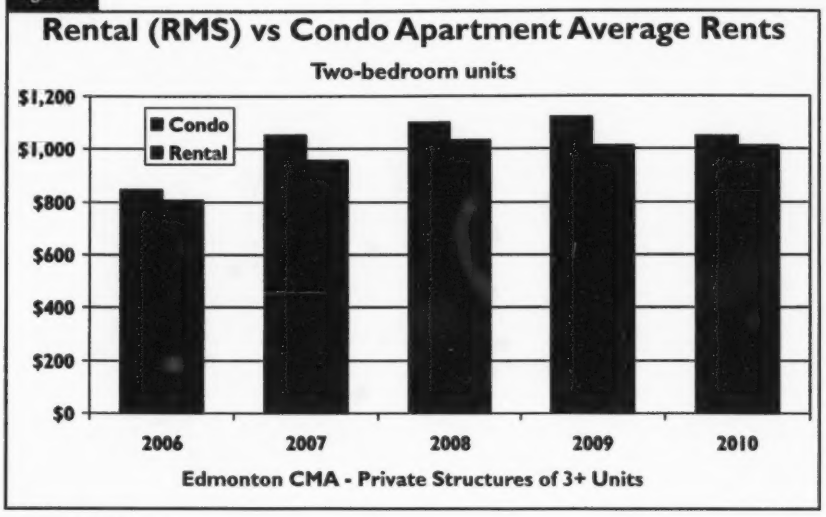
Condominium Rental Market Survey

Vacancies Increase in Rental Condominium Apartments

Despite a reduction in vacancies in the purpose-built commercial rental market, the vacancy rate in Edmonton's investor-owned and rented condominiums has increased in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Edmonton CMA rose from 3.1 per cent in October 2009 to 5.2 per cent this fall. New condominium inventories have remained elevated in 2010, leading some investors to rent out their new units rather than sell them at reduced prices. The existing (resale) condominium market in Edmonton has experienced higher inventories and softer prices since the spring. Some vendors are choosing to rent units out this fall in anticipation of firmer resale market conditions in 2011.

CMHC's survey found a total condominium universe of 39,413 units this October, up 13 per cent from the 34,797 units in October 2009 (see Table 4.3.1). The number of condominium apartments identified as rental totaled 11,312 suites, up 2,897 units or 34.4 per cent. This follows a 10.6 per cent increase in condominium rental units in the previous survey. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied

Figure 7



Source: CMHC

increased to 28.7 per cent of the total condominium universe, compared with 24.2 per cent in 2009.

Condominium Rents Decrease in 2010

For a typical two-bedroom condominium apartment unit, the average monthly rent decreased from $1,122 in 2009 to $1,050 this year, representing an average decline of $72 per month (Table 4.1.3). This compares with a $23 per month increase reported between October 2008 and October 2009. The decline in condominium rental rates can be attributed to owners seeking to generate cash flow rather than have their units sit vacant. A comparison of monthly rental rates between rental condominiums and rental apartments in the RMS is provided in Table 4.1.2.

Other Secondary Rental Market Survey

The number of households renting in Edmonton's other secondary market this October was estimated at 45,531, down 4.6 per cent year-over-year. This follows a three per cent increase between October 2008 and 2009. Table 5.2 provides details on households renting secondary units by dwelling type. In 2010, there were 20,755 households renting single-detached units, down 11 per cent from the October 2009 tally. Last year, single-detached units represented the largest segment at 23,392 units, up 14 per cent from 2008. The number of households renting semi-detached, row or duplex units this year increased by 3.5 per cent from October of last year to 20,743 units. This follows a 7.9 per cent year-over-year decrease in 2009.

Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

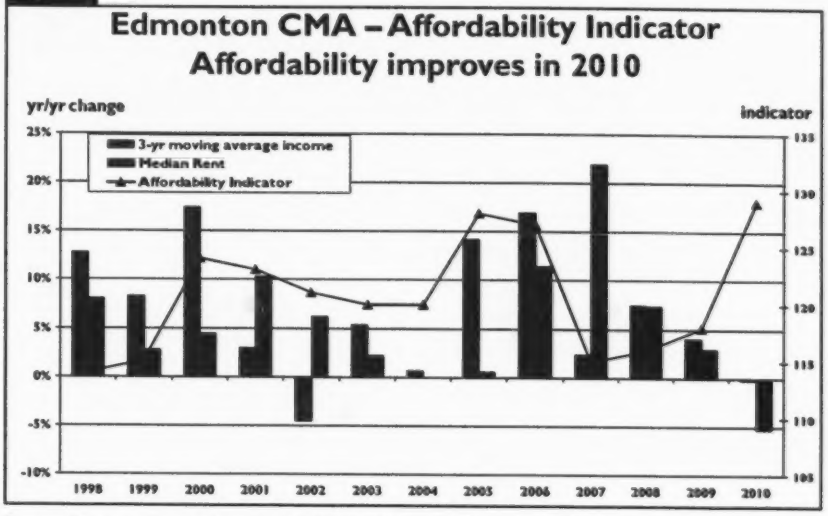
Average rents by dwelling type in the secondary market are provided in Table 5.1. For all unit types, the average rent this October was $1,098, representing a $49 per month increase from last year's results. This was a departure from the $29 per month decrease reported between October 2008 and October 2009. A single-detached house rented for an average of $1,157 in this year's survey, representing an increase of $35 per month on average from a year prior. In 2009, CMHC's survey reported a decrease of $68 per month over the single-detached rent reported in October 2008. For semi-detached, row, and duplex units, the average rent was $1,063, up by $73 per month from this time last year. This compares with a $33 per month year-over-year decrease reported in the 2009 survey.

Rental Affordability Indicator

CMHC's rental affordability indicator shows that affordability in Edmonton's rental market improved in the past year. The rental affordability indicator in Edmonton was 129* for 2010 compared with 118 in 2009 and 116 in 2008. The decrease in costs of renting a median priced two-bedroom apartment this year was relatively greater than the modest decline in the estimated three-year moving average for renter households' median income.

* Please refer to the methodology section for detailed information on the indicator.

Figure 8



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

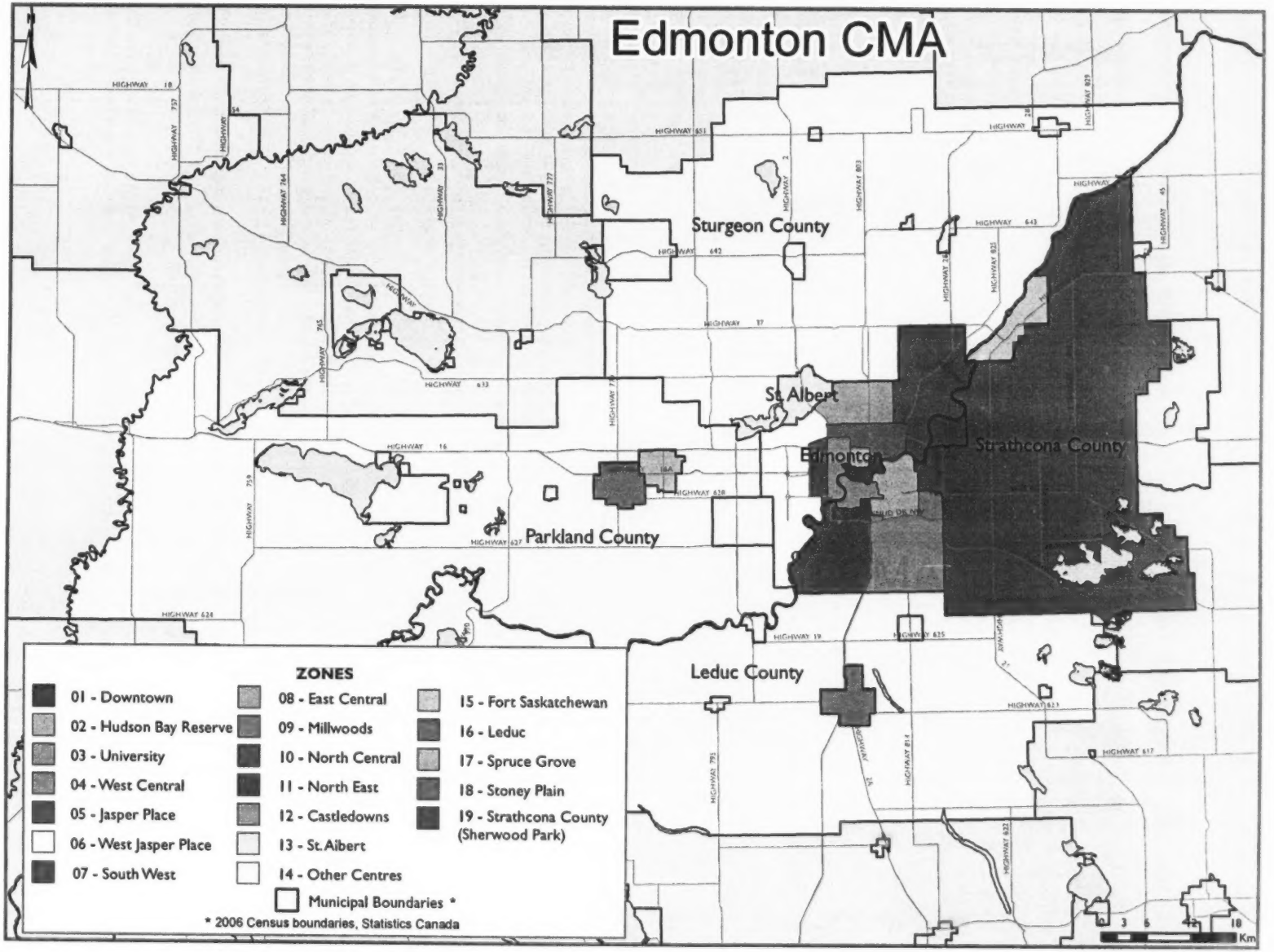
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Edmonton CMA
Sturgeon County
St. Albert
Edmonton
Strathcona County
Parkland County
Leduc County
ZONES
01 - Downtown
02 - Hudson Bay Reserve
03 - University
04 - West Central
05 - Jasper Place
06 - West Jasper Place
07 - South West
08 - East Central
09 - Millwoods
10 - North Central
11 - North East
12 - Castledowns
13 - St. Albert
14 - Other Centres
15 - Fort Saskatchewan
16 - Leduc
17 - Spruce Grove
18 - Stoney Plain
19 - Strathcona County (Sherwood Park)
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 3 6 12 18
Km

RMS ZONE DESCRIPTIONS - EDMONTON CMA	
Zone 1	**Downtown** - Census tracts: 0030.00, 0031.00, 0032.01-0032.02, 0033.00, 0034.00, 0044.00, 0045.00
Zone 2	**Hudson Bay Reserve** - Census tracts: 0046.00, 0047.00, 0054.00
Zone 3	**University** - Census tracts: 0010.00, 0011.00, 0013.00, 0014.00, 0021.00, 0022.00, 0023.00
Zone 4	**West Central** - Census tracts: 0009.00, 0024.01-0024.02, 0029.00, 0048.00, 0049.00, 0052.01-0052.02, 0053.00, 0063.00, 0064.01-0064.02
Zones 1-4	**Edmonton Core**
Zone 5	**Jasper Place** - Census tracts: 0007.01, 0008.01-0008.02, 0025.00, 0026.01-0026.02, 0027.00, 0028.00, 0050.00, 0051.01, 0051.02
Zone 6	**West Jasper Place** - Census tracts: 0006.01, 0006.03-0006.06, 0006.08-0006.09, 0006.11, 0006.13-0006.18, 0007.02, 0079.01-0079.02
Zones 5-6	**West**
Zone 7	**South West** - Census tracts: 0001.02, 0001.03-0001.07, 0002.01-0002.05, 0003.00, 0004.01-0004.02, 0005.01-0005.02, 0005.04-0005.05, 0005.07-0005.08, 0012.01-0012.02, 0104.08-104.09
Zone 8	**East Central** - Census tracts: 0015.01-0015.02, 0016.01-0016.02, 0017.00, 0018.00, 0019.01-0019.02, 0020.00, 0035.00, 0036.00, 0037.00, 0038.00, 0039.00, 0040.00, 0041.00
Zone 9	**Millwoods** - Census tracts: 0001.01, 0090.01-0090.09, 0090.11-0090.13, 0090.15-0090.22, 0104.10-0104.11
Zone 7-9	**South**
Zone 10	**North Central** - Census tracts: 0043.00, 0055.00, 0056.00, 0057.00, 0059.00, 0060.01-0060.02, 0061.00, 0062.00, 0065.01-0065.03, 0066.01-0066.02, 0067.01-0067.02, 0068.01-0068.02, 0069.00, 0070.00, 0071.00, 0072.00, 0073.00, 0074.00
Zone 11	**North East** - Census tracts: 0042.01-0042.02, 0058.00, 0075.01-0075.10, 0140.05-0140.06
Zone 12	**Castledowns** - Census tracts: 0076.01-0076.02, 0077.01-0077.02, 0078.01-0078.03, 0078.05-0078.09, 0078.11-0078.13, 0121.05
Zones 10-12	**North**
Zones 1-12	**City of Edmonton**
Zone 13	**St. Albert** - Census tracts: 0120.01-0120.03, 0120.05-0120.06, 0121.02-0121.04, 0121.06, 0140.03
Zone 14	**Other Outlying Areas** - Census tracts: 0140.04, 0141.00, 0142.01-0142.04, 0150.00, 0151.00, 0155.00, 0156.00, 0157.00, 0160.01-0160.02, 0164.00, 0165.01-0165.02, 0166.00, 0200.00
Zone 15	**Fort Saskatchewan** - Census tracts: 0110.01, 0110.02, 0111.00
Zone 16	**Leduc** - Census tracts: 0152.00, 0153.00, 0154.00
Zone 17	**Spruce Grove** - Census tracts: 0161.00, 0162.01, 0162.02
Zone 18	**Stony Plain** - Census tracts: 0163.03, 0163.04
Zone 19	**Strathcona County (Sherwood Park)** - Census tracts: 0100.00, 0101.01, 0101.02, 0102.00, 0103.00, 0104.02, 0104.05, 0104.12, 0104.13, 0104.14, 0105.01, 0105.03, 0105.04, 0106.00
Zone 14-19	**All Outlying Areas**
Zones 1-19	**Edmonton CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - EDMONTON CMA	
Sub Area 1	**Central** includes RMS Zone 1 (Downtown); Zone 2 (Hudson Bay Reserve); Zone 3 (University); Zone 4 (West Central); Zone 5 (Jasper Place); and Zone 10 (North Central).
Sub Area 2	**Suburban** includes RMS Zone 6 (West Jasper Place); Zone 7 (South West); Zone 8 (East Central); Zone 9 (Millwoods); Zone 11 (North East); and Zone 12 (Castledowns).
Sub Area 3	**Other Metro** includes RMS Zone 13 (St. Albert); and Zone 14 (Other Centres).
Sub Areas 1-3	**Edmonton CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	4.1 b	3.4 a	5.0 b	4.2 a	4.0 b	3.8 a	3.3 c	2.2 b	4.6 a	4.0 a
Hudson Bay Reserve (Zone 2)	2.9 c	11.0 d	7.2 b	6.3 b	8.5 c	6.6 c	**	**	7.2 b	6.8 b
University (Zone 3)	0.2 b	1.4 d	2.3 b	3.0 a	2.0 b	2.2 a	**	**	2.0 b	2.6 a
West Central (Zone 4)	6.7 b	2.1 b	4.4 b	3.8 b	5.6 b	3.6 b	**	**	5.1 b	3.6 b
Edmonton Core (Zones 1-4)	3.3 b	3.8 b	4.7 a	4.2 a	4.5 a	3.9 a	3.6 c	2.4 c	4.4 a	4.1 a
Jasper Place (Zone 5)	4.3 d	**	5.9 b	4.5 b	5.7 b	5.5 c	4.3 c	4.0 c	5.7 a	5.0 b
West Jasper Place (Zone 6)	4.1 a	5.0 a	2.9 a	1.0 a	5.5 a	4.0 b	3.8 b	1.6 a	4.4 a	2.8 a
West (Zones 5-6)	4.2 c	6.6 c	4.8 a	3.2 b	5.6 a	4.7 b	4.0 b	2.0 a	5.1 a	4.0 a
South West (Zone 7)	1.1 a	4.6 a	3.0 a	2.2 a	3.1 a	2.8 a	2.7 b	2.2 a	3.0 a	2.6 a
East Central (Zone 8)	5.7 d	7.4 a	3.6 b	4.5 a	6.8 b	4.7 a	4.6 d	2.8 a	5.2 a	4.7 a
Millwoods (Zone 9)	**	**	5.8 b	2.7 a	3.2 a	3.4 a	4.8 d	3.6 a	4.2 a	3.2 a
South (Zones 7-9)	2.9 b	5.6 b	3.5 a	2.8 a	3.2 a	3.2 a	3.4 c	2.5 a	3.6 a	3.1 a
North Central (Zone 10)	**	3.8 d	4.8 d	7.5 c	5.5 d	8.1 c	**	5.0 d	4.8 c	7.2 b
North East (Zone 11)	3.9 a	8.0 a	4.5 b	3.9 a	7.6 a	4.7 a	8.9 b	3.1 b	6.5 a	4.3 a
North East (Zone 12)	**	**	4.1 c	4.1 a	4.4 b	5.2 a	4.6 b	6.3 a	4.4 b	5.1 a
North (Zones 10-12)	4.1 d	5.0 c	4.6 b	5.0 b	6.0 b	5.9 a	5.8 b	4.6 b	5.3 a	5.7 a
Edmonton City (Zones 1-12)	3.4 b	4.4 a	4.5 a	4.1 a	4.8 a	4.3 a	4.3 a	3.7 a	4.5 a	4.2 a
St. Albert (Zone 13)	n/u	n/u	2.6 a	1.5 a	1.1 a	2.4 a	5.1 a	2.9 a	2.3 a	2.3 a
Other Outlying Areas (Zone 14)	0.0 a	10.0 a	8.4 a	5.6 a	4.0 a	7.2 a	21.4 a	28.6 a	6.2 a	7.3 a
Fort Saskatchewan (Zone 15)	2.9 a	14.3 a	0.7 a	12.6 a	0.3 a	8.9 a	n/u	n/u	0.6 a	10.2 a
Leduc (Zone 16)	0.0 a	0.0 a	3.2 a	4.0 a	3.6 a	0.8 a	0.0 a	2.6 a	3.3 a	1.8 a
Spruce Grove (Zone 17)	**	**	2.0 a	2.4 a	6.2 a	2.8 a	7.7 a	19.2 a	4.9 a	3.2 a
Stony Plain (Zone 18)	**	**	5.6 a	4.6 a	7.7 a	4.1 a	12.5 a	20.8 a	7.7 a	6.2 a
Strathcona County (Zone 19)	**	**	1.1 a	0.0 a	3.1 a	1.5 a	4.5 a	0.0 a	2.6 a	1.0 a
All Outlying Areas (Zones 14-19)	1.5 a	10.8 a	3.6 a	4.2 a	4.3 a	3.8 a	8.1 a	13.5 a	4.2 a	4.7 a
Edmonton CMA	3.4 b	4.5 a	4.5 a	4.1 a	4.7 a	4.2 a	4.4 a	3.7 a	4.5 a	4.2 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	737 a	729 a	882 a	890 a	1,136 a	1,135 a	1,327 a	1,302 b	937 a	938 a
Hudson Bay Reserve (Zone 2)	598 a	618 a	752 a	745 a	903 a	901 a	1,026 b	1,062 b	785 a	777 a
University (Zone 3)	765 b	781 a	895 a	886 a	1,135 a	1,126 a	1,223 c	1,240 b	948 a	947 a
West Central (Zone 4)	633 a	652 a	812 a	810 a	954 a	959 a	1,140 a	1,097 a	845 a	850 a
Edmonton Core (Zones 1-4)	716 a	718 a	854 a	854 a	1,070 a	1,070 a	1,242 a	1,223 a	903 a	902 a
Jasper Place (Zone 5)	644 a	648 a	785 a	778 a	946 a	920 a	1,150 a	1,122 a	866 a	851 a
West Jasper Place (Zone 6)	751 a	741 a	906 a	900 a	1,058 a	1,064 a	1,241 a	1,259 a	1,011 a	1,002 a
West (Zones 5-6)	702 a	701 a	828 a	824 a	1,007 a	994 a	1,198 a	1,194 a	932 a	921 a
South West (Zone 7)	742 a	792 a	880 a	913 a	1,037 a	1,056 a	1,242 a	1,200 a	979 a	1,004 a
East Central (Zone 8)	689 a	653 a	815 a	808 a	968 a	955 a	1,018 a	1,140 c	890 a	879 a
Millwoods (Zone 9)	719 a	690 b	870 a	846 a	1,033 a	1,037 a	1,284 a	1,280 a	984 a	978 a
South (Zones 7-9)	722 a	746 a	865 a	880 a	1,025 a	1,037 a	1,218 a	1,206 a	964 a	977 a
North Central (Zone 10)	607 a	625 a	759 a	742 a	856 a	856 a	993 a	1,077 a	785 a	787 a
North East (Zone 11)	654 a	640 a	812 a	836 a	984 a	975 a	1,104 a	1,086 a	925 a	931 a
North East (Zone 12)	642 a	666 a	853 a	849 a	979 a	968 a	1,184 a	1,203 a	956 a	941 a
North (Zones 10-12)	615 a	630 a	789 a	790 a	944 a	934 a	1,112 a	1,117 a	873 a	872 a
Edmonton City (Zones 1-12)	705 a	708 a	842 a	844 a	1,015 a	1,017 a	1,184 a	1,177 a	914 a	915 a
St. Albert (Zone 13)	n/u	n/u	895 a	851 a	1,029 a	995 a	1,206 a	1,184 a	1,033 a	1,004 a
Other Outlying Areas (Zone 14)	480 a	501 a	713 a	716 a	836 a	849 a	873 a	870 a	781 a	789 a
Fort Saskatchewan (Zone 15)	720 a	763 a	796 a	795 a	950 a	957 a	n/u	n/u	892 a	902 a
Leduc (Zone 16)	639 a	639 a	843 a	865 a	987 a	1,040 a	1,149 a	1,144 a	949 a	991 a
Spruce Grove (Zone 17)	**	**	856 a	856 a	1,011 a	1,021 a	1,094 a	1,083 a	961 a	969 a
Stony Plain (Zone 18)	**	**	800 a	806 a	949 a	966 a	1,029 a	1,007 a	921 a	931 a
Strathcona County (Zone 19)	**	**	918 a	918 a	1,122 a	1,107 a	1,228 a	1,185 a	1,073 a	1,062 a
All Outlying Areas (Zones 14-19)	683 a	708 a	818 a	824 a	980 a	998 a	1,085 a	1,067 a	930 a	945 a
Edmonton CMA	704 a	708 a	841 a	843 a	1,015 a	1,015 a	1,180 a	1,171 a	916 a	917 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown (Zone 1)	55 a	1,604	285 a	6,763	121 a	3,179	4 b	184	464 a	11,730
Hudson Bay Reserve (Zone 2)	45 d	410	163 b	2,583	80 c	1,221	**	53	290 b	4,267
University (Zone 3)	10 d	692	106 a	3,536	38 a	1,709	**	116	156 a	6,053
West Central (Zone 4)	6 b	299	64 b	1,661	37 b	1,015	**	40	107 b	3,016
Edmonton Core (Zones 1-4)	116 b	3,006	617 a	14,541	276 a	7,124	9 c	393	1,018 a	25,066
Jasper Place (Zone 5)	**	157	93 b	2,059	90 c	1,636	12 c	292	207 b	4,143
West Jasper Place (Zone 6)	10 a	194	13 a	1,231	66 b	1,657	5 a	329	94 a	3,411
West (Zones 5-6)	23 c	350	105 b	3,290	156 b	3,292	17 a	621	302 a	7,554
South West (Zone 7)	10 a	217	59 a	2,714	111 a	3,933	10 a	449	190 a	7,313
East Central (Zone 8)	8 a	107	43 a	961	47 a	994	2 a	76	100 a	2,139
Millwoods (Zone 9)	**	21	18 a	674	39 a	1,151	4 a	113	63 a	1,958
South (Zones 7-9)	19 b	346	120 a	4,348	197 a	6,077	16 a	639	352 a	11,410
North Central (Zone 10)	17 d	437	169 c	2,266	129 c	1,591	9 d	180	324 b	4,475
North East (Zone 11)	4 a	50	51 a	1,287	95 a	2,018	10 b	318	159 a	3,673
North East (Zone 12)	**	42	32 a	783	67 a	1,293	14 a	224	119 a	2,342
North (Zones 10-12)	27 c	530	252 b	4,336	290 a	4,902	33 b	722	602 a	10,490
Edmonton City (Zones 1-12)	185 a	4,232	1,094 a	26,518	919 a	21,395	76 a	2,375	2,273 a	54,520
St. Albert (Zone 13)	n/u	n/u	2 a	135	10 a	393	4 a	138	16 a	666
Other Outlying Areas (Zone 14)	1 a	10	10 a	179	18 a	251	4 a	14	33 a	454
Fort Saskatchewan (Zone 15)	5 a	35	17 a	135	31 a	350	n/u	n/u	53 a	520
Leduc (Zone 16)	0 a	5	9 a	225	4 a	506	1 a	38	14 a	774
Spruce Grove (Zone 17)	**	**	6 a	252	14 a	498	5 a	26	25 a	785
Stony Plain (Zone 18)	**	**	5 a	109	12 a	296	10 a	48	28 a	455
Strathcona County (Zone 19)	**	**	0 a	91	4 a	266	0 a	22	4 a	383
All Outlying Areas (Zones 14-19)	7 a	65	47 a	991	83 a	2,167	20 a	148	157 a	3,371
Edmonton CMA	192 a	4,297	1,143 a	27,644	1,012 a	23,958	100 a	2,641	2,446 a	58,557

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	5.7 b	4.5 a	6.0 a	5.0 a	5.3 b	5.1 a	4.5 c	2.2 b	5.8 a	4.9 a
Hudson Bay Reserve (Zone 2)	3.6 d	11.5 d	8.1 b	8.4 b	9.5 b	8.1 b	**	**	8.0 b	8.6 a
University (Zone 3)	1.4 d	2.3 c	3.7 c	4.3 b	3.2 b	3.6 b	**	**	3.3 b	3.8 b
West Central (Zone 4)	7.2 b	2.1 b	5.5 b	4.4 b	6.9 b	3.8 b	**	5.0 d	6.3 b	4.0 b
Edmonton Core (Zones 1-4)	4.6 b	4.7 b	5.0 a	5.3 a	5.2 a	5.1 a	4.4 c	3.2 c	5.6 a	5.1 a
Jasper Place (Zone 5)	4.3 d	**	6.7 b	6.4 b	6.9 b	6.8 b	4.7 c	10.7 d	6.5 a	7.0 b
West Jasper Place (Zone 6)	4.7 a	6.0 a	4.1 a	2.9 a	7.5 a	6.8 a	7.1 a	6.0 a	6.2 a	5.3 a
West (Zones 5-6)	4.5 c	7.8 b	5.7 a	5.1 a	7.2 a	6.8 b	6.0 b	8.2 b	6.4 a	6.2 a
South West (Zone 7)	1.1 a	5.1 a	4.1 a	2.9 a	4.4 a	4.0 a	3.7 c	2.7 a	4.1 a	3.5 a
East Central (Zone 8)	5.7 d	9.3 a	5.2 b	5.7 a	7.8 a	5.4 a	4.6 d	2.8 a	6.4 a	5.6 a
Millwoods (Zone 9)	**	**	6.1 b	4.6 b	4.1 a	4.9 a	4.8 d	6.5 a	4.9 a	4.9 a
South (Zones 7-9)	2.9 b	6.4 b	4.6 a	3.8 a	4.9 a	4.4 a	4.0 c	3.4 a	4.3 a	4.2 a
North Central (Zone 10)	**	3.8 d	5.2 d	7.9 c	**	8.6 c	**	5.6 d	5.3 c	7.7 b
North East (Zone 11)	5.8 a	8.0 a	5.3 a	4.6 a	8.0 a	5.4 a	9.6 b	3.8 b	7.1 a	5.0 a
North East (Zone 12)	**	**	5.0 c	4.7 a	5.9 b	6.5 a	7.1 b	6.3 a	5.9 b	6.0 a
North (Zones 10-12)	4.3 d	5.0 c	5.2 b	6.3 b	6.9 b	6.7 a	7.0 b	5.0 b	6.1 a	6.4 a
Edmonton City (Zones 1-12)	4.4 b	5.1 a	5.5 a	5.2 a	6.0 a	5.5 a	5.5 a	5.1 a	5.6 a	5.3 a
St. Albert (Zone 13)	n/u	n/u	3.2 a	2.2 a	2.8 a	2.9 a	8.1 a	3.6 a	4.0 a	2.9 a
Other Outlying Areas (Zone 14)	10.0 a	10.0 a	8.4 a	6.1 a	4.4 a	7.2 a	21.4 a	28.6 a	6.6 a	7.5 a
Fort Saskatchewan (Zone 15)	2.9 a	14.3 a	0.7 a	13.3 a	0.3 a	10.0 a	n/u	n/u	0.6 a	11.2 a
Leduc (Zone 16)	0.0 a	0.0 a	3.7 a	4.9 a	3.8 a	1.0 a	0.0 a	2.6 a	3.5 a	2.2 a
Spruce Grove (Zone 17)	**	**	2.4 a	3.2 a	8.7 a	3.8 a	7.7 a	19.2 a	6.5 a	4.1 a
Stony Plain (Zone 18)	**	**	6.5 a	7.3 a	10.8 a	5.7 a	12.5 a	25.0 a	9.9 a	8.4 a
Strathcona County (Zone 19)	**	**	1.1 a	0.0 a	5.8 a	6.0 a	4.5 a	0.0 a	4.5 a	4.2 a
All Outlying Areas (Zones 14-19)	3.1 a	10.8 a	3.9 a	5.7 a	5.7 a	5.1 a	8.1 a	14.9 a	5.2 a	5.8 a
Edmonton CMA	4.4 b	5.2 a	5.4 a	5.2 a	5.9 a	5.4 a	5.8 a	5.6 a	5.6 a	5.3 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown (Zone 1)	++	++	++	0.9 a	++	++	++	**	++	++
Hudson Bay Reserve (Zone 2)	++	++	++	-1.0 d	++	-0.8 d	++	++	++	-1.0 a
University (Zone 3)	++	++	++	-1.1 d	++	-1.4 a	++	++	++	-0.8 d
West Central (Zone 4)	1.1 a	1.6 c	++	1.6 b	-1.6 c	2.2 a	-0.9 d	-4.1 c	++	2.5 c
Edmonton Core (Zones 1-4)	0.7 b	0.7 b	++	++	++	++	++	++	++	++
Jasper Place (Zone 5)	++	++	-3.0 c	++	-3.7 c	++	-1.7 c	0.9 d	-2.4 c	++
West Jasper Place (Zone 6)	-2.7 b	-0.5 a	-1.5 a	++	++	-0.8 a	-3.7 c	++	++	-0.7 a
West (Zones 5-6)	++	++	-2.3 c	++	-2.2 c	-0.7 a	-2.6 b	0.5 b	-1.7 c	-0.6 a
South West (Zone 7)	**	5.0 d	-2.6 c	3.5 d	-3.3 d	3.3 d	**	**	-2.5 c	3.1 d
East Central (Zone 8)	1.8 c	++	2.9 c	-1.1 a	3.4 c	-1.2 a	4.9 c	2.7 c	3.7 c	-1.2 a
Millwoods (Zone 9)	++	++	++	-1.7 c	-1.8 a	++	3.5 d	0.9 a	-1.6 b	++
South (Zones 7-9)	1.8 c	3.3 d	-1.2 a	1.7 c	-1.9 c	1.9 c	3.7 d	1.6 c	-1.2 a	1.6 c
North Central (Zone 10)	3.7 d	++	++	++	1.4 d	++	**	**	++	**
North East (Zone 11)	-5.9 b	-0.8 a	-2.7 b	3.4 b	-1.8 c	-0.6 b	++	++	-2.7 b	0.6 b
North East (Zone 12)	++	++	-1.9 c	-1.2 a	-0.9 d	-1.9 b	4.9 b	1.0 a	-0.7 b	-1.3 a
North (Zones 10-12)	1.5 d	++	-1.0 a	1.6 c	++	++	1.2 d	1.7 c	-0.8 a	0.7 b
Edmonton City (Zones 1-12)	0.8 a	1.0 a	-0.7 a	0.7 a	-0.9 a	++	1.2 d	++	-0.5 a	0.4 a
St. Albert (Zone 13)	n/u	n/u	5.2 a	-5.8 c	1.7 b	-3.5 a	2.3 a	-2.0 a	2.1 a	-3.0 b
Other Outlying Areas (Zone 14)	-4.4 a	4.4 a	++	1.4 a	++	1.5 a	1.7 a	2.1 a	++	1.2 a
Fort Saskatchewan (Zone 15)	n/u	6.7 b	n/u	1.2 a	n/u	1.3 a	n/u	n/u	n/u	1.4 a
Leduc (Zone 16)	n/u	-1.2 a	n/u	1.8 a	n/u	3.6 c	n/u	-2.5 a	n/u	3.2 b
Spruce Grove (Zone 17)	n/u	**	n/u	-1.5 a	n/u	++	n/u	-3.0 d	n/u	++
Stony Plain (Zone 18)	n/u	**	n/u	3.3 a	n/u	0.7 a	n/u	-0.3 a	n/u	1.2 a
Strathcona County (Zone 19)	n/u	**	n/u	0.1 a	n/u	-1.5 a	n/u	-4.4 a	n/u	-1.2 a
All Outlying Areas (Zones 14-19)	-4.4 a	3.6 a	++	0.9 a	++	1.1 a	1.7 a	-1.8 a	++	1.1 a
Edmonton CMA	0.7 b	1.0 a	-0.6 a	0.7 a	-0.9 a	++	1.2 a	++	-0.5 a	0.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
Pre 1960	7.3 c	2.4 c	6.1 b	3.3 b	5.8 a	3.0 a	2.8 a	1.9 a	5.9 a	3.1 a
1960 - 1974	3.8 b	4.5 b	4.6 a	4.8 a	4.6 a	5.0 a	4.9 b	3.8 b	4.6 a	4.8 a
1975 - 1989	2.0 a	5.0 b	3.9 a	3.2 a	4.5 a	4.1 a	4.4 a	3.5 a	4.1 a	3.7 a
1990+	1.0 a	2.7 c	4.8 c	2.6 a	4.9 a	2.2 a	**	**	4.7 a	2.5 a
Total	3.4 b	4.5 a	4.5 a	4.1 a	4.7 a	4.2 a	4.6 a	3.7 a	4.5 a	4.2 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Edmonton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
Pre 1960	506 a	520 a	759 a	762 a	952 a	953 a	1,245 a	1,242 a	851 a	852 a
1960 - 1974	696 a	693 a	830 a	824 a	988 a	980 a	1,133 a	1,134 a	883 a	878 a
1975 - 1989	729 a	735 a	854 a	857 a	1,017 a	1,010 a	1,228 a	1,204 a	939 a	937 a
1990+	908 b	894 a	986 a	1,037 a	1,142 a	1,171 a	1,019 b	**	1,089 a	1,118 a
Total	704 a	708 a	841 a	843 a	1,015 a	1,015 a	1,180 a	1,171 a	916 a	917 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
3 to 5 Units	6.8 a	16.4 a	4.3 c	9.2 c	0.9 a	5.5 b	5.8 c	6.5 c	3.7 b	7.5 b
6 to 19 Units	3.3 d	5.3 c	4.9 b	5.5 b	5.6 b	6.0 b	4.3 c	2.7 b	5.0 b	5.5 b
20 to 49 Units	5.0 b	8.0 a	5.7 a	4.5 a	5.2 a	4.6 a	5.3 b	4.5 a	5.4 a	4.7 a
50 to 99 Units	4.1 b	2.4 a	4.2 a	3.2 a	4.6 a	3.4 a	3.8 b	4.0 a	4.3 a	3.3 a
100+ Units	1.7 a	1.7 a	1.6 a	2.0 a	2.7 a	2.1 a	3.6 b	2.1 a	2.1 a	2.0 a
Total	3.4 b	4.5 a	4.5 a	4.1 a	4.7 a	4.2 a	4.6 a	3.7 a	4.5 a	4.2 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Edmonton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
3 to 5 Units	391 c	449 a	654 a	640 a	950 a	886 a	979 a	1,016 d	846 a	817 b
6 to 19 Units	599 a	615 a	764 a	747 a	904 a	898 a	1,115 a	1,131 a	814 a	809 a
20 to 49 Units	652 a	656 a	812 a	807 a	972 a	965 a	1,163 a	1,157 a	889 a	882 a
50 to 99 Units	758 a	739 a	898 a	900 a	1,058 a	1,061 a	1,206 a	1,217 a	980 a	978 a
100+ Units	812 a	811 a	971 a	1,007 a	1,199 a	1,208 a	1,389 a	1,279 a	1,047 a	1,068 a
Total	704 a	708 a	841 a	843 a	1,015 a	1,015 a	1,180 a	1,171 a	916 a	917 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Edmonton CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	4.3 a	10.3 d	7.9 c	6.8 c	5.7 b	4.9 a	4.9 b	3.4 b	2.7 a	2.8 a
Hudson Bay Reserve (Zone 2)	**	**	**	6.1 c	8.0 a	7.3 b	**	**	n/u	n/u
University (Zone 3)	**	**	2.5 c	3.2 d	2.8 b	4.2 a	1.0 a	0.7 a	0.7 a	0.8 a
West Central (Zone 4)	**	**	5.1 c	5.4 d	6.6 b	3.4 b	n/u	n/u	**	**
Edmonton Core (Zones 1-4)	1.0 a	4.0 c	5.3 b	5.2 b	5.9 a	5.2 a	4.2 b	3.2 a	2.1 a	2.1 a
Jasper Place (Zone 5)	5.9 a	**	6.1 c	**	5.8 a	4.7 b	4.4 d	4.0 a	**	**
West Jasper Place (Zone 6)	**	n/u	3.5 a	1.0 a	7.3 a	6.1 c	5.9 a	3.8 a	0.7 a	1.1 a
West (Zones 5-6)	4.8 a	**	5.0 b	4.0 c	6.1 a	5.0 b	5.6 b	3.8 a	1.9 a	1.6 a
South West (Zone 7)	**	**	3.8 d	3.5 b	3.4 b	2.6 a	3.2 a	3.1 a	1.8 a	1.9 a
East Central (Zone 8)	3.7 d	4.0 d	6.5 a	6.4 a	5.1 b	3.7 a	2.4 a	2.4 a	**	**
Millwoods (Zone 9)	**	**	3.0 a	3.0 b	4.5 b	2.7 a	4.8 a	4.2 a	**	**
South (Zones 7-9)	3.2 d	3.3 d	5.1 a	5.0 a	3.8 a	2.8 a	3.5 a	3.3 a	2.0 a	1.9 a
North Central (Zone 10)	6.4 a	**	4.1 d	8.2 c	6.4 b	5.9 b	**	3.4 a	n/u	n/u
North East (Zone 11)	**	**	10.0 a	7.0 a	7.7 a	6.3 a	6.0 a	3.1 a	**	**
North East (Zone 12)	n/u	n/u	4.1 c	2.5 a	4.6 c	5.3 a	4.0 a	5.1 a	n/u	n/u
North (Zones 10-12)	5.1 a	**	5.1 c	7.8 c	5.9 a	5.7 a	5.5 a	3.5 a	**	**
Edmonton City (Zones 1-12)	2.9 a	6.4 c	5.2 b	5.6 b	5.4 a	4.7 a	4.5 a	3.4 a	2.0 a	2.0 a
St. Albert (Zone 13)	n/u	n/u	0.0 a	2.8 c	1.0 a	2.0 a	n/u	n/u	**	**
Other Outlying Areas (Zone 14)	9.4 a	15.6 a	1.4 a	5.3 a	10.2 a	7.9 a	n/u	n/u	n/u	n/u
Fort Saskatchewan (Zone 15)	**	**	0.6 a	7.1 a	0.6 a	11.1 a	n/u	n/u	n/u	n/u
Leduc (Zone 16)	n/u	n/u	2.6 a	5.6 a	6.9 a	0.8 a	1.7 a	0.6 a	n/u	n/u
Spruce Grove (Zone 17)	**	**	5.2 a	3.9 a	6.8 a	3.7 a	2.6 a	3.0 a	**	**
Stony Plain (Zone 18)	n/u	n/u	**	**	8.1 a	6.5 a	n/u	n/u	n/u	n/u
Strathcona County (Zone 19)	n/u	n/u	3.7 a	0.0 a	1.7 a	0.8 a	**	**	n/u	n/u
All Outlying Areas (Zones 14-19)	7.8 a	12.7 a	2.3 a	4.5 a	6.0 a	5.5 a	2.2 a	1.7 a	**	**
Edmonton CMA	3.7 b	7.5 b	5.0 b	5.5 b	5.4 a	4.7 a	4.3 a	3.3 a	2.1 a	2.0 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Edmonton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
LT $600	4.3 d	6.0 c	0.7 b	**	**	**	n/s	n/s	2.6 b	4.2 c
$600 - $749	3.9 c	6.1 b	4.8 c	5.4 b	2.0 c	1.9 c	**	**	4.3 b	5.2 b
$750 - $899	2.0 b	3.6 b	6.2 a	5.2 a	5.8 b	7.4 b	4.1 d	6.0 d	5.9 a	5.6 a
$900 - $1049	2.1 c	1.0 a	3.3 b	2.3 a	6.8 a	4.5 a	8.1 c	4.3 c	5.4 a	3.7 a
$1050 - $1199	**	**	1.4 a	1.3 a	3.8 a	3.3 a	5.3 b	4.6 b	3.4 a	3.0 a
$1200+	**	**	2.0 b	2.2 b	3.4 a	2.5 a	4.4 b	3.9 a	3.6 a	2.8 a
Total	3.4 b	4.5 a	4.5 a	4.1 a	4.7 a	4.2 a	4.6 a	3.7 a	4.5 a	4.2 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	11.0 a	1.7 a
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	**	**	**	**	**	**	**	0.0 a	**
West Central (Zone 4)	**	**	**	**	**	3.3 c	**	4.8 b	5.5 d	4.4 c
Edmonton Core (Zones 1-4)	**	**	**	**	**	3.6 b	**	4.4 b	**	4.6 b
Jasper Place (Zone 5)	**	n/s	**	n/s	**	**	**	**	6.9 a	**
West Jasper Place (Zone 6)	n/u	n/u	7.7 a	0.0 a	2.8 a	1.5 a	2.7 a	1.9 a	2.8 a	1.7 a
West (Zones 5-6)	**	n/s	6.7 a	**	3.1 a	1.4 a	3.6 a	2.0 a	3.5 a	1.7 a
South West (Zone 7)	n/u	n/u	**	n/u	5.5 c	6.2 a	4.2 b	1.9 a	4.5 b	2.9 a
East Central (Zone 8)	**	**	**	**	7.8 a	6.1 a	5.3 a	3.3 a	5.6 a	3.8 a
Millwoods (Zone 9)	n/u	n/u	0.0 a	0.0 a	2.1 c	2.4 a	2.0 c	2.8 a	2.0 c	2.6 a
South (Zones 7-9)	**	**	2.4 a	0.0 a	5.3 b	5.0 a	3.8 b	2.4 a	4.2 a	3.1 a
North Central (Zone 10)	n/u	n/u	21.4 a	6.7 a	7.1 a	1.1 a	3.9 a	3.2 a	5.3 a	2.5 a
North East (Zone 11)	**	**	**	**	7.0 b	4.3 a	3.0 b	2.9 a	3.9 b	3.2 a
North East (Zone 12)	n/u	n/u	n/u	n/u	**	**	2.5 b	4.8 a	2.3 b	4.5 a
North (Zones 10-12)	**	**	18.8 a	5.5 a	6.5 b	2.6 a	3.1 b	3.5 a	4.0 a	3.3 a
Edmonton City (Zones 1-12)	0.0 a	**	5.7 b	4.6 d	5.3 b	3.7 a	3.6 a	2.9 a	4.2 a	3.1 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1.3 a	0.0 a	1.2 a	0.0 a
Other Outlying Areas (Zone 14)	**	**	0.0 a	0.0 a	6.8 a	9.3 a	4.3 a	21.1 a	5.3 a	11.3 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	4.4 a	10.3 a	4.3 a	17.8 a	4.2 a	15.8 a
Leduc (Zone 16)	n/u	n/u	**	**	0.0 a	1.2 a	5.6 a	0.0 a	2.6 a	0.6 a
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	3.4 a	2.4 a	3.0 a	6.3 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	0.0 a	5.3 a	2.6 a	7.0 a	2.8 a	7.7 a	2.7 a	7.4 a
Edmonton CMA	0.0 a	**	5.2 b	4.7 d	5.0 b	3.7 a	3.5 a	3.4 a	4.0 a	3.5 a

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($)
by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	932 a	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	n/s	**	n/s	n/s	**	n/s	**	**	**
West Central (Zone 4)	**	**	777 b	732 d	935 b	964 a	1,076 b	1,076 a	986 b	1,004 b
Edmonton Core (Zones 1-4)	**	**	809 c	737 d	914 a	986 a	1,075 b	1,110 a	967 b	1,033 a
Jasper Place (Zone 5)	n/s	n/s	n/s	n/s	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	1,155 a	1,151 a	1,194 a	1,194 a	1,258 a	1,259 a	1,231 a	1,231 a
West (Zones 5-6)	n/s	n/s	1,155 a	1,151 a	1,161 a	1,180 a	1,191 a	1,230 a	1,179 a	1,211 a
South West (Zone 7)	n/u	n/u	**	n/u	1,012 a	1,087 a	1,190 a	1,244 a	1,142 a	1,207 a
East Central (Zone 8)	**	**	**	**	1,074 a	1,160 a	1,104 b	1,238 a	1,068 a	1,162 a
Millwoods (Zone 9)	n/u	n/u	777 a	841 a	1,027 a	1,042 a	1,073 a	1,130 a	1,053 a	1,096 a
South (Zones 7-9)	**	**	917 a	895 a	1,035 a	1,097 a	1,141 a	1,213 a	1,100 a	1,165 a
North Central (Zone 10)	n/u	n/u	703 b	**	862 a	972 b	1,003 a	1,060 a	949 a	1,028 a
North East (Zone 11)	**	**	**	**	1,051 a	1,049 a	1,076 a	1,103 a	1,068 a	1,087 a
North East (Zone 12)	n/u	n/u	n/u	n/u	**	**	1,191 a	1,236 a	1,201 a	1,243 a
North (Zones 10-12)	**	**	705 b	663 c	983 a	1,035 a	1,088 a	1,126 a	1,060 a	1,102 a
Edmonton City (Zones 1-12)	740 b	**	900 a	901 c	1,030 a	1,081 a	1,124 a	1,174 a	1,088 a	1,138 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1,192 a	1,159 a	1,172 a	1,149 a
Other Outlying Areas (Zone 14)	**	**	616 a	656 a	806 a	863 a	941 b	886 b	812 a	836 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	927 a	**	1,019 a	1,063 a	989 a	1,024 a
Leduc (Zone 16)	n/u	n/u	**	**	945 b	937 a	1,104 b	1,068 a	1,015 b	1,002 a
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	1,226 a	1,304 a	1,205 a	1,296 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	675 a	726 a	945 a	960 a	1,071 a	1,091 a	1,017 a	1,036 a
Edmonton CMA	733 b	796 b	878 a	879 b	1,020 a	1,065 a	1,120 a	1,165 a	1,081 a	1,127 a

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	2 a	118
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	**	**	**	**	**	**	**	**	**
West Central (Zone 4)	**	**	**	25	10 c	299	13 b	271	26 c	595
Edmonton Core (Zones 1-4)	**	**	**	35	13 b	368	15 b	329	34 b	738
Jasper Place (Zone 5)	n/s	n/s	n/s	n/s	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	0 a	26	7 a	473	13 a	703	20 a	1,203
West (Zones 5-6)	n/s	n/s	**	26	7 a	517	13 a	876	25 a	1,419
South West (Zone 7)	n/u	n/u	n/u	n/u	16 a	259	16 a	832	32 a	1,091
East Central (Zone 8)	**	**	**	**	14 a	231	11 a	337	25 a	656
Millwoods (Zone 9)	n/u	n/u	0 a	13	5 a	208	12 a	426	17 a	647
South (Zones 7-9)	**	**	0 a	78	35 a	698	39 a	1,595	74 a	2,394
North Central (Zone 10)	n/u	n/u	1 a	15	3 a	281	17 a	528	21 a	824
North East (Zone 11)	**	**	**	**	13 a	304	25 a	857	38 a	1,171
North East (Zone 12)	n/u	n/u	n/u	n/u	**	**	25 a	516	25 a	552
North (Zones 10-12)	**	**	1 a	17	16 a	621	67 a	1,901	84 a	2,547
Edmonton City (Zones 1-12)	**	38	7 d	156	71 a	2,203	138 a	4,701	217 a	7,098
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	0 a	76	0 a	83
Other Outlying Areas (Zone 14)	**	**	0 a	8	4 a	43	4 a	19	8 a	71
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	7 a	68	37 a	208	45 a	284
Leduc (Zone 16)	n/u	n/u	**	**	1 a	82	0 a	94	1 a	179
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	1 a	42	3 a	48
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	1 a	19	22 a	313	43 a	559	66 a	892
Edmonton CMA	**	39	8 d	175	93 a	2,523	181 a	5,336	283 a	8,073

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	11.0 a	1.7 a
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	**	**	**	**	**	**	**	**	0.0 a	**
West Central (Zone 4)	**	**	**	**	**	4.4 b	**	5.6 b	7.1 c	5.3 b
Edmonton Core (Zones 1-4)	**	**	**	**	**	4.5 b	**	5.1 b	7.5 c	5.4 b
Jasper Place (Zone 5)	**	n/s	**	n/s	**	**	**	**	6.9 a	**
West Jasper Place (Zone 6)	n/u	n/u	7.7 a	7.7 a	3.8 a	3.9 a	3.6 a	4.3 a	3.8 a	4.2 a
West (Zones 5-6)	**	n/s	6.7 a	7.7 c	4.1 a	3.5 a	4.3 a	4.0 a	4.2 a	3.9 a
South West (Zone 7)	n/u	n/u	**	n/u	**	8.1 a	6.0 b	2.8 a	6.3 b	4.0 a
East Central (Zone 8)	**	**	**	**	8.2 a	6.9 a	5.3 a	3.6 a	5.9 a	4.4 a
Millwoods (Zone 9)	n/u	n/u	0.0 a	0.0 a	2.6 c	3.4 a	5.5 d	2.8 a	4.5 d	2.9 a
South (Zones 7-9)	**	**	3.5 a	1.3 a	4.2 b	6.2 a	5.7 b	2.9 a	5.8 b	3.8 a
North Central (Zone 10)	n/u	n/u	21.4 a	6.7 a	8.2 a	1.4 a	4.1 a	4.4 a	5.8 a	3.4 a
North East (Zone 11)	**	**	**	**	8.1 b	5.6 a	4.0 a	3.6 a	4.9 a	4.1 a
North East (Zone 12)	n/u	n/u	n/u	n/u	**	**	5.9 c	6.2 a	5.5 c	5.8 a
North (Zones 10-12)	**	**	18.8 a	5.9 a	7.6 b	3.4 a	4.6 a	4.5 a	5.3 a	4.2 a
Edmonton City (Zones 1-12)	0.0 a	**	6.1 b	**	6.3 b	4.5 a	5.1 a	3.9 a	5.5 a	4.1 a
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	1.3 a	1.3 a	1.2 a	1.2 a
Other Outlying Areas (Zone 14)	**	**	0.0 a	0.0 a	6.8 a	9.3 a	8.7 a	21.1 a	6.6 a	11.3 a
Fort Saskatchewan (Zone 15)	n/u	n/u	**	**	7.4 a	10.3 a	4.8 a	20.2 a	5.3 a	17.6 a
Leduc (Zone 16)	n/u	n/u	**	**	0.0 a	4.9 a	5.6 a	0.0 a	2.6 a	2.2 a
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	**	**	6.9 a	2.4 a	6.1 a	6.3 a
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
All Outlying Areas (Zones 14-19)	**	**	0.0 a	5.3 a	3.3 a	8.0 a	3.6 a	0.6 a	3.4 a	8.3 a
Edmonton CMA	0.0 a	**	5.6 b	**	5.9 b	4.9 a	4.9 a	4.4 a	5.2 a	4.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown (Zone 1)	n/u	n/u	**	**	**	**	**	**	-19.6 a	**
Hudson Bay Reserve (Zone 2)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
University (Zone 3)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
West Central (Zone 4)	**	**	++	++	++	**	**	**	++	**
Edmonton Core (Zones 1-4)	**	**	++	**	**	**	++	**	-5.5 d	**
Jasper Place (Zone 5)	n/s	n/s	n/s	n/s	**	**	**	**	**	**
West Jasper Place (Zone 6)	n/u	n/u	11.6 a	-5.6 a	-0.9 a	0.1 b	-0.7 b	0.7 a	-1.0 a	++
West (Zones 5-6)	n/s	n/s	**	-5.6 d	-6.5 a	6.5 a	-4.1 a	4.9 a	-4.5 a	4.4 a
South West (Zone 7)	n/u	n/u	**	n/u	-17.3 d	9.9 a	-11.7 c	5.8 c	-12.2 c	6.0 c
East Central (Zone 8)	**	**	**	**	-5.7 d	**	-5.4 d	**	-4.5 d	**
Millwoods (Zone 9)	n/u	n/u	4.8 a	10.5 a	**	2.3 c	++	++	++	++
South (Zones 7-9)	**	**	1.4 a	2.2 a	-10.0 d	5.9 c	-7.6 b	**	-7.5 b	**
North Central (Zone 10)	n/u	n/u	**	**	**	**	-5.8 d	**	**	**
North East (Zone 11)	**	**	**	**	**	**	-1.5 d	++	**	++
North East (Zone 12)	n/u	n/u	n/u	n/u	**	**	++	**	**	1.7 c
North (Zones 10-12)	**	**	++	++	-5.4 d	**	-3.8 d	4.1 d	-3.7 d	4.5 d
Edmonton City (Zones 1-12)	**	**	5.4 d	++	-7.2 c	8.4 c	-5.2 b	5.5 c	-5.3 c	5.4 c
St. Albert (Zone 13)	n/u	n/u	n/u	n/u	**	**	4.4 a	1.2 a	4.7 a	1.4 a
Other Outlying Areas (Zone 14)	**	**	0.7 a	11.6 a	0.7 b	8.1 c	++	++	1.2 a	4.8 d
Fort Saskatchewan (Zone 15)	n/u	n/u	n/u	**	n/u	**	n/u	4.4 b	n/u	3.8 b
Leduc (Zone 16)	n/u	n/u	n/u	**	n/u	++	n/u	**	n/u	**
Spruce Grove (Zone 17)	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**
Stony Plain (Zone 18)	n/u	n/u	n/u	n/u	n/u	**	n/u	++	n/u	++
Strathcona County (Zone 19)	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**
All Outlying Areas (Zones 14-19)	**	**	0.7 a	10.4 a	++	1.3 a	1.0 d	0.9 a	1.2 d	1.3 a
Edmonton CMA	-2.0 c	++	5.1 d	++	-6.4 c	7.7 c	-4.7 b	5.1 c	-4.7 c	5.0 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	4.1 b	3.4 a	5.0 b	4.2 a	4.1 b	3.8 a	**	1.7 b	4.6 a	3.9 a
Hudson Bay Reserve (Zone 2)	2.9 c	11.0 d	7.2 b	6.3 b	8.5 c	6.6 c	**	**	7.2 b	6.8 b
University (Zone 3)	0.2 b	1.4 c	2.3 b	3.1 b	2.0 b	2.3 a	**	**	2.0 b	2.7 a
West Central (Zone 4)	6.6 b	2.1 b	4.5 b	4.0 b	5.8 c	3.5 b	**	4.5 c	5.2 b	3.7 b
Edmonton Core (Zones 1-4)	3.2 b	3.8 b	4.7 a	4.3 a	4.6 a	3.9 a	4.7 d	3.3 b	4.5 a	4.1 a
Jasper Place (Zone 5)	4.2 d	**	5.9 b	4.5 b	5.7 b	5.3 c	5.4 b	3.4 b	5.7 a	4.9 b
West Jasper Place (Zone 6)	4.1 a	5.0 a	3.0 a	1.0 a	4.9 a	3.4 b	3.0 a	1.8 a	4.0 a	2.5 a
West (Zones 5-6)	4.1 c	6.6 c	4.8 a	3.2 b	5.3 a	4.3 b	3.8 a	2.3 a	4.8 a	3.6 a
South West (Zone 7)	1.1 a	4.6 a	3.0 a	2.2 a	3.2 a	3.0 a	3.7 b	2.0 a	3.2 a	2.6 a
East Central (Zone 8)	4.5 d	6.1 a	3.4 b	4.2 a	7.0 a	4.9 a	5.2 a	3.2 a	5.3 a	4.5 a
Millwoods (Zone 9)	**	**	5.7 b	2.7 a	3.0 a	3.3 a	2.6 c	3.0 a	3.7 a	3.1 a
South (Zones 7-9)	2.7 b	5.2 b	3.5 a	2.7 a	3.9 a	3.4 a	3.7 b	2.5 a	3.7 a	3.1 a
North Central (Zone 10)	**	3.8 d	4.9 d	7.5 c	5.7 c	7.0 c	3.5 b	3.7 b	4.9 c	6.5 b
North East (Zone 11)	3.4 a	6.9 a	4.5 b	3.9 a	7.5 a	4.6 a	4.5 b	3.0 a	5.9 a	4.1 a
North East (Zone 12)	**	**	4.1 c	4.1 a	4.3 b	5.0 a	3.2 b	5.3 a	4.0 b	5.0 a
North (Zones 10-12)	4.0 d	5.0 c	4.6 b	5.8 b	6.1 a	5.5 a	3.9 a	3.8 a	5.1 a	5.3 a
Edmonton City (Zones 1-12)	3.3 b	4.3 a	4.5 a	4.1 a	4.0 a	4.2 a	3.9 a	3.0 a	4.5 a	4.0 a
St. Albert (Zone 13)	n/u	n/u	2.6 a	1.5 a	1.1 a	2.4 a	3.8 a	1.9 a	2.2 a	2.1 a
Other Outlying Areas (Zone 14)	0.0 a	9.1 a	8.0 a	5.3 a	4.4 a	7.5 a	10.8 a	24.2 a	6.0 a	7.8 a
Fort Saskatchewan (Zone 15)	2.9 a	14.3 a	0.7 a	12.6 a	1.0 a	9.1 a	4.3 a	17.8 a	1.9 a	12.2 a
Leduc (Zone 16)	0.0 a	0.0 a	3.2 a	3.9 a	3.1 a	0.9 a	3.7 a	0.8 a	3.2 a	1.6 a
Spruce Grove (Zone 17)	**	**	2.0 a	2.4 a	5.9 a	3.9 a	6.7 a	16.7 a	4.7 a	3.9 a
Stony Plain (Zone 18)	**	**	5.6 a	4.6 a	7.6 a	4.6 a	9.1 a	12.2 a	7.4 a	6.2 a
Strathcona County (Zone 19)	**	**	1.1 a	0.0 a	2.6 a	1.3 a	0.5 a	0.5 a	1.6 a	0.8 a
All Outlying Areas (Zones 14-19)	1.5 a	10.6 a	3.5 a	4.8 a	4.1 a	4.2 a	4.0 a	8.9 a	3.9 a	5.2 a
Edmonton CMA	3.3 b	4.4 a	4.5 a	4.1 a	4.7 a	4.2 a	3.9 a	3.5 a	4.4 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	737 a	729 a	882 a	890 a	1,130 a	1,134 a	1,269 a	1,281 a	937 a	940 a
Hudson Bay Reserve (Zone 2)	598 a	618 a	752 a	745 a	903 a	901 a	1,043 b	1,077 a	786 a	778 a
University (Zone 3)	760 b	781 a	894 a	886 a	1,135 a	1,125 a	1,223 c	1,247 b	947 a	947 a
West Central (Zone 4)	632 a	651 a	811 a	809 a	950 a	961 a	1,085 b	1,079 a	869 a	876 a
Edmonton Core (Zones 1-4)	715 a	718 a	854 a	854 a	1,063 a	1,066 a	1,167 a	1,182 a	905 a	906 a
Jasper Place (Zone 5)	644 a	648 a	785 a	778 a	942 a	923 a	1,064 a	1,119 a	868 a	864 a
West Jasper Place (Zone 6)	751 a	741 a	912 a	906 a	1,086 a	1,093 a	1,253 a	1,259 a	1,067 a	1,062 a
West (Zones 5-6)	702 a	701 a	830 a	827 a	1,007 a	1,020 a	1,194 a	1,216 a	971 a	967 a
South West (Zone 7)	742 a	792 a	880 a	913 a	1,035 a	1,058 a	1,206 a	1,229 a	1,003 a	1,031 a
East Central (Zone 8)	724 a	687 a	823 a	814 a	988 a	994 a	1,088 b	1,224 a	932 a	948 a
Millwoods (Zone 9)	719 a	690 b	868 a	846 a	1,032 a	1,038 a	1,112 a	1,157 a	1,002 a	1,007 a
South (Zones 7-9)	733 a	750 a	866 a	880 a	1,026 a	1,043 a	1,161 a	1,211 a	988 a	1,010 a
North Central (Zone 10)	607 a	625 a	758 a	742 a	857 a	872 a	1,001 a	1,064 a	810 a	824 a
North East (Zone 11)	676 a	665 a	812 a	836 a	992 a	985 a	1,083 a	1,098 a	960 a	969 a
North East (Zone 12)	642 a	666 a	853 a	849 a	989 a	978 a	1,189 a	1,227 a	1,003 a	998 a
North (Zones 10-12)	619 a	634 a	789 a	790 a	948 a	945 a	1,094 a	1,124 a	909 a	917 a
Edmonton City (Zones 1-12)	705 a	709 a	842 a	844 a	1,020 a	1,023 a	1,141 a	1,175 a	934 a	941 a
St. Albert (Zone 13)	n/u	n/u	895 a	851 a	1,028 a	995 a	1,202 a	1,177 a	1,045 a	1,017 a
Other Outlying Areas (Zone 14)	477 a	511 a	708 a	713 a	832 a	851 a	911 a	878 a	785 a	795 a
Fort Saskatchewan (Zone 15)	720 a	763 a	792 a	795 a	946 a	953 a	1,019 a	1,063 a	928 a	945 a
Leduc (Zone 16)	639 a	639 a	841 a	863 a	981 a	1,025 a	1,121 a	1,088 a	960 a	993 a
Spruce Grove (Zone 17)	**	**	856 a	856 a	1,007 a	1,019 a	1,109 a	1,099 a	964 a	972 a
Stony Plain (Zone 18)	**	**	800 a	806 a	951 a	972 a	1,105 a	1,146 a	941 a	966 a
Strathcona County (Zone 19)	**	**	918 a	918 a	1,110 a	1,098 a	1,112 a	1,108 a	1,080 a	1,072 a
All Outlying Areas (Zones 14-19)	679 a	706 a	816 a	822 a	976 a	994 a	1,074 a	1,086 a	948 a	964 a
Edmonton CMA	705 a	709 a	842 a	844 a	1,016 a	1,020 a	1,139 a	1,167 a	936 a	943 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown (Zone 1)	55 a	1,604	285 a	6,770	123 a	3,239	4 b	235	466 a	11,848
Hudson Bay Reserve (Zone 2)	45 d	410	163 b	2,583	80 c	1,221	**	57	290 b	4,271
University (Zone 3)	10 d	698	109 b	3,539	40 a	1,718	**	119	162 a	6,074
West Central (Zone 4)	6 b	300	67 b	1,686	46 b	1,314	14 c	311	133 b	3,611
Edmonton Core (Zones 1-4)	116 b	3,013	623 a	14,578	289 a	7,491	24 b	722	1,052 a	25,804
Jasper Place (Zone 5)	**	157	93 b	2,059	90 c	1,679	16 b	465	212 b	4,359
West Jasper Place (Zone 6)	10 a	194	13 a	1,258	73 b	2,130	19 a	1,033	114 a	4,614
West (Zones 5-6)	23 c	350	105 b	3,317	163 b	3,809	35 a	1,497	326 a	8,973
South West (Zone 7)	10 a	217	59 a	2,714	127 a	4,192	26 a	1,281	222 a	8,404
East Central (Zone 8)	8 a	130	43 a	1,026	61 a	1,225	13 a	413	125 a	2,795
Millwoods (Zone 9)	**	21	18 a	687	44 a	1,359	16 a	539	80 a	2,605
South (Zones 7-9)	19 b	369	120 a	4,426	232 a	6,775	55 a	2234	426 a	13,804
North Central (Zone 10)	17 d	437	170 c	2,281	132 c	1,872	26 b	708	345 b	5,299
North East (Zone 11)	4 a	58	51 a	1,289	108 a	2,322	35 a	1,175	197 a	4,844
North East (Zone 12)	**	42	32 a	783	67 a	1,329	39 a	740	144 a	2,894
North (Zones 10-12)	27 c	538	253 b	4,353	306 a	5,523	100 a	2,623	686 a	13,037
Edmonton City (Zones 1-12)	185 a	4,270	1,101 a	26,674	991 a	23,599	214 a	7,076	2,490 a	61,618
St. Albert (Zone 13)	n/u	n/u	2 a	135	10 a	400	4 a	214	16 a	749
Other Outlying Areas (Zone 14)	1 a	11	10 a	187	22 a	294	8 a	33	41 a	525
Fort Saskatchewan (Zone 15)	5 a	35	18 a	143	38 a	418	37 a	208	98 a	804
Leduc (Zone 16)	0 a	5	9 a	228	5 a	588	1 a	132	15 a	953
Spruce Grove (Zone 17)	**	**	6 a	252	22 a	564	5 a	30	33 a	855
Stony Plain (Zone 18)	**	**	5 a	109	14 a	302	11 a	90	31 a	503
Strathcona County (Zone 19)	**	**	0 a	91	4 a	314	1 a	214	5 a	623
All Outlying Areas (Zones 14-19)	7 a	66	48 a	1,010	105 a	2,480	63 a	707	223 a	4,263
Edmonton CMA	192 a	4,336	1,151 a	27,819	1,105 a	26,479	281 a	7,996	2,728 a	66,630

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Edmonton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown (Zone 1)	5.7 b	4.5 a	6.0 a	5.0 a	5.4 b	5.1 a	6.9 c	1.7 b	5.8 a	4.9 a
Hudson Bay Reserve (Zone 2)	3.6 d	11.5 d	8.1 b	8.4 b	9.5 b	8.1 b	**	**	8.0 b	8.6 a
University (Zone 3)	1.4 d	2.3 c	3.7 c	4.3 b	3.1 b	3.6 b	**	3.8 d	3.3 b	3.9 b
West Central (Zone 4)	7.2 b	2.1 b	5.6 b	4.5 b	7.1 b	3.9 b	**	5.6 b	6.4 b	4.2 b
Edmonton Core (Zones 1-4)	4.6 b	4.7 b	5.8 a	5.4 a	5.8 a	5.0 a	5.9 d	4.1 b	5.4 a	5.2 a
Jasper Place (Zone 5)	4.2 d	**	6.6 b	6.4 b	6.9 b	6.6 b	5.7 b	7.7 b	6.6 a	6.7 b
West Jasper Place (Zone 6)	4.7 a	6.0 a	4.2 a	3.0 a	6.8 a	6.2 a	4.7 a	4.9 a	5.6 a	5.0 a
West (Zones 5-6)	4.5 c	7.0 b	5.7 a	5.1 a	6.8 a	6.4 a	5.0 a	5.7 a	6.0 a	5.8 a
South West (Zone 7)	1.1 a	5.1 a	4.1 a	2.9 a	4.6 a	4.2 a	5.3 b	2.7 a	4.5 a	3.6 a
East Central (Zone 8)	4.5 d	7.7 a	5.1 a	5.5 a	7.9 a	5.7 a	5.2 a	3.4 a	6.3 a	5.4 a
Millwoods (Zone 9)	**	**	6.0 b	4.5 a	3.9 a	4.6 a	5.3 d	3.6 a	4.8 a	4.4 a
South (Zones 7-9)	2.7 b	6.0 b	4.6 a	3.7 a	5.0 a	4.8 a	5.3 b	3.1 a	4.9 a	4.1 a
North Central (Zone 10)	**	3.8 d	5.3 d	7.9 c	6.6 c	7.5 c	3.6 b	4.7 b	5.4 c	7.0 b
North East (Zone 11)	5.0 a	6.9 a	5.3 a	4.6 a	8.0 a	5.5 a	5.4 a	3.7 a	6.6 a	4.8 a
North East (Zone 12)	**	**	5.0 c	4.7 a	5.8 b	6.3 a	6.2 b	6.2 a	5.8 b	6.0 a
North (Zones 10-12)	4.3 d	5.0 c	5.2 b	6.3 b	6.9 a	6.4 a	5.2 a	4.7 a	5.9 a	6.0 a
Edmonton City (Zones 1-12)	4.4 b	5.1 a	5.5 a	5.2 a	6.0 a	5.4 a	5.3 a	4.3 a	5.6 a	5.2 a
St. Albert (Zone 13)	n/u	n/u	3.2 a	2.2 a	2.7 a	2.9 a	5.7 a	2.8 a	3.7 a	2.7 a
Other Outlying Areas (Zone 14)	9.1 a	9.1 a	8.0 a	5.9 a	4.7 a	7.5 a	13.5 a	24.2 a	6.6 a	8.0 a
Fort Saskatchewan (Zone 15)	2.9 a	14.3 a	0.7 a	13.3 a	1.5 a	10.0 a	4.8 a	20.2 a	2.3 a	13.4 a
Leduc (Zone 16)	0.0 a	0.0 a	3.7 a	4.8 a	3.2 a	1.5 a	3.7 a	0.8 a	3.4 a	2.2 a
Spruce Grove (Zone 17)	**	**	2.4 a	3.2 a	8.0 a	4.8 a	6.7 a	16.7 a	6.2 a	4.7 a
Stony Plain (Zone 18)	**	**	6.5 a	7.3 a	10.6 a	6.3 a	10.4 a	14.4 a	9.6 a	8.2 a
Strathcona County (Zone 19)	**	**	1.1 a	0.0 a	4.9 a	5.1 a	0.9 a	0.5 a	2.9 a	2.7 a
All Outlying Areas (Zones 14-19)	3.0 a	10.6 a	3.8 a	5.6 a	5.4 a	5.4 a	4.6 a	9.5 a	4.8 a	6.1 a
Edmonton CMA	4.3 b	5.2 a	5.4 a	5.2 a	5.9 a	5.4 a	5.2 a	4.8 a	5.5 a	5.2 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Edmonton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown (Zone 1)	++	++	++	0.9 a	++	++	++	++	++	0.7 b
Hudson Bay Reserve (Zone 2)	++	++	++	-1.0 d	++	-0.8 d	++	++	++	-1.0 a
University (Zone 3)	++	++	++	-1.1 d	++	-1.4 a	++	++	++	-0.8 d
West Central (Zone 4)	1.0 a	1.5 a	++	1.5 b	-1.5 c	2.1 a	++	++	-0.6 b	2.4 c
Edmonton Core (Zones 1-4)	0.7 b	0.6 b	++	++	++	++	++	++	++	++
Jasper Place (Zone 5)	++	++	-3.0 c	++	-5.4 b	1.7 b	-4.0 b	3.7 b	-3.6 c	1.1 a
West Jasper Place (Zone 6)	-2.7 b	-0.5 a	++	-0.4 b	++	-0.6 a	-2.4 b	0.4 a	-0.9 d	-0.5 a
West (Zones 5-6)	++	++	-1.7 c	++	-2.9 b	0.5 a	-3.1 b	1.9 a	-2.2 b	0.3 b
South West (Zone 7)	**	5.0 c	-2.6 c	3.5 d	-4.9 c	4.0 c	-3.4 d	3.3 d	-4.2 c	3.6 c
East Central (Zone 8)	++	++	2.8 c	-1.3 a	++	++	++	**	1.3 d	++
Millwoods (Zone 9)	++	++	++	++	-2.0 b	++	2.2 c	++	-1.1 a	++
South (Zones 7-9)	1.6 c	2.9 c	-1.1 a	1.7 c	-3.3 c	3.2 c	-1.9 c	4.1 d	-2.5 b	2.6 c
North Central (Zone 10)	3.7 d	++	++	++	++	**	**	**	++	**
North East (Zone 11)	-4.7 b	-0.7 a	-2.7 b	3.4 b	-2.2 c	++	++	++	-2.5 b	++
North East (Zone 12)	++	++	-1.9 c	-1.2 a	-1.4 a	-1.7 c	2.6 c	1.2 a	-1.3 a	-0.7 b
North (Zones 10-12)	1.4 d	++	-1.0 a	1.5 c	**	**	++	2.7 c	**	1.7 c
Edmonton City (Zones 1-12)	0.8 a	0.9 a	-0.5 b	0.7 a	-1.7 b	1.1 a	-0.9 a	1.6 c	-1.2 a	1.1 a
St. Albert (Zone 13)	n/u	n/u	5.2 a	-5.8 c	2.3 a	-2.7 a	2.7 a	-1.4 a	2.4 a	-2.4 b
Other Outlying Areas (Zone 14)	-4.3 a	7.3 a	++	2.1 a	++	2.2 a	1.4 a	++	++	1.7 a
Fort Saskatchewan (Zone 15)	n/u	6.7 b	n/u	1.4 a	n/u	0.9 a	n/u	4.4 b	n/u	2.2 a
Leduc (Zone 16)	n/u	-1.2 a	n/u	1.9 a	n/u	3.5 c	n/u	-3.4 d	n/u	2.1 c
Spruce Grove (Zone 17)	n/u	**	n/u	-1.5 a	n/u	0.3 a	n/u	-2.9 c	n/u	++
Stony Plain (Zone 18)	n/u	**	n/u	3.3 a	n/u	0.8 a	n/u	++	n/u	1.2 a
Strathcona County (Zone 19)	n/u	**	n/u	0.1 a	n/u	-0.9 a	n/u	-1.1 a	n/u	-0.7 a
All Outlying Areas (Zones 14-19)	-4.3 a	4.0 a	++	1.0 a	++	1.2 a	1.4 a	-0.4 b	++	1.1 a
Edmonton CMA	0.7 b	1.0 a	-0.5 b	0.6 a	-1.5 b	1.1 a	-0.8 d	1.5 a	-1.1 a	1.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Edmonton CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Central	1.9 c	5.0 b	4.6 a	4.6 a
Suburban	4.7 d	4.6 c	4.3 a	3.5 a
Other Metro	**	**	3.9 a	4.3 a
Edmonton CMA	3.1 c	5.2 b	4.5 a	4.2 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Edmonton CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Central	n/u	705 a	928 b	833 a	1,058 c	1,012 a	**	1,150 a
Suburban	n/u	730 a	**	872 a	1,032 d	1,021 a	**	1,191 a
Other Metro	n/u	708 a	**	827 a	**	998 a	n/u	1123 a
Edmonton CMA	n/u	708 a	928 b	843 a	1,050 b	1,015 a	1,091 c	1,171 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Edmonton CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Central	**	n/u	943 a	928 b	1,197 a	1,058 c	**	**	1,069 a	993 b
Suburban	n/u	n/u	**	**	1,003 a	1,032 d	**	**	998 b	992 c
Other Metro	n/u	n/u	**	**	1,001 d	**	n/u	n/u	1,079 c	1,067 d
Edmonton CMA	**	n/u	965 b	928 b	1,122 a	1,056 b	**	1,091 c	1,058 a	1,001 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Edmonton CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA				
3 to 9 Units	**	**	4.8 b	5.2 b
10 to 19 Units	**	6.1 c	5.0 b	5.7 b
20 to 49 Units	3.5 d	7.4 c	5.4 a	4.7 a
50 to 99 Units	3.6 d	4.6 c	4.3 a	3.3 a
100+ Units	**	4.7 c	2.1 a	2.0 a
Total	3.1 c	5.2 b	4.5 a	4.2 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Edmonton CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Central	18,251	19,187	5,000 d	6,617 a	27.4 d	34.5 a	1.9 c	5.0 b
Suburban	13,111	16,033	2,907 d	3,871 a	22.2 d	24.1 a	4.7 d	4.6 c
Other Metro	3,435	4,193	**	**	**	**	**	**
Edmonton CMA	34,797	39,413	8,415 a	11,312 a	24.2 a	28.7 a	3.1 c	5.2 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Edmonton CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA								
3 to 9 Units	176	176	**	**	**	**	**	**
10 to 19 Units	1,358	1,345	**	458 a	**	34.0 a	**	6.1 c
20 to 49 Units	6,855	6,986	1,458 d	2,090 a	21.3 d	29.9 a	3.5 d	7.4 c
50 to 99 Units	11,075	11,047	2,342 d	2,784 a	21.1 d	25.2 a	3.6 d	4.6 c
100+ Units	15,333	19,859	4,032 d	5,941 a	26.3 d	29.9 a	**	4.7 c
Total	34,797	39,413	8,415 a	11,312 a	24.2 a	28.7 a	3.1 c	5.2 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Edmonton CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Edmonton CMA										
Single Detached	n/s	n/s	**	**	898 b	907 c	1,308 b	1,260 b	1,122 b	1,157 b
Semi detached, Row and Duplex	n/s	n/s	**	**	**	876 c	1,083 b	1,155 b	990 b	1,063 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	760 d	**	**	n/s	**	**
Total	n/s	n/s	**	689 d	841 b	937 c	1,189 b	1,208 a	1,049 b	1,098 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b-Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Edmonton CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Edmonton CMA		
Single Detached	23,392 b	20,755 b
Semi detached, Row and Duplex	20,039 b	20,743 b
Other-Primarily Accessory Suites	**	**
Total	47,713 b	45,531 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b-Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

CMHC—HOME TO CANADIANS

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